### **GREENWOOD COMMON COUNCIL**

### **RESOLUTION NO. 17-32**

# A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF GREENWOOD AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL AND PERSONAL PROPERTY IMPROVEMENTS FOR PROPERTY TAX ABATEMENT AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING (FEDEX GROUND PACKAGE SYSTEM, INC.)

WHEREAS, the City of Greenwood, Indiana, recognizes the need to stimulate growth and maintain a sound economy within its corporate limits;

WHEREAS, the Greenwood Common Council further recognizes that it is in the best interest of the City of Greenwood to provide incentives to stimulate investment within the community;

WHEREAS, Ind. Code § 6-1.1-12.1 *et. seq.* provides for a program of real property tax abatement and personal property tax abatement within "economic revitalization areas" ("ERAs") and provides for the adoption of such a program;

WHEREAS, the Greenwood Common Council desires to establish such an ERA within the City of Greenwood;

WHEREAS, a certain area located on S. Graham Road at the northeast corner of I-65 and E. Worthsville Road in the City has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevented a normal development of property or use of property, and the property has been adjacent to a commercial area without developing for a number of years;

WHEREAS, FedEx Ground Package System, Inc. ("FXG") is purchasing the real estate described and shown in composite Exhibit A, attached hereto and incorporated herein, and intends to redevelop said real estate as the term is contemplated by Ind. Code § 6-1.1-12.1(5) and requests an economic revitalization area designation;

WHEREAS, FXG intends to develop the real estate described and shown on composite Exhibit A as a package distribution center;

WHERAS, the City of Greenwood Redevelopment Commission ("Commission"), on March 8, 2016 by Resolution No. 2016-04, designated an area within the City's corporate boundaries as an Economic Development Area ("EDA") as defined in Ind. Code § 36-7-14 and designated the a portion of the EDA as an allocation area as defined in Ind. Code § 36-7-14-39;

WHEREAS, Greenwood Common Council tax abatement approval procedure provides that when property is located in an ERA and is also located in an allocation area, an application for property tax deduction as provided by Ind. Code § 6-1.1-12.1 may not be approved unless the Redevelopment Commission, who designated the allocation area, adopts a resolution approving the application for property tax deduction;

WHEREAS, the real estate described in composite <u>Exhibit A</u>, is located in the EDA area designated in Commission Resolution No. 2016-04;

WHEREAS, the Commission reviewed and approved the Application by Resolution No. 2017-16 on October 10, 2017, attached hereto as Exhibit B and incorporated herein;

WHEREAS, Scannell Properties intends to invest approximately \$110,000,000 in the economic revitalization area to construct a new facility to support FXG's package distribution business, and which building will create additional employment positions and additional payroll;

WHEREAS, FXG intends to invest approximately \$100,000,000 in logistical distribution equipment to support the growth of the company's package distribution business, which will create additional employment positions and additional payroll;

WHEREAS, FXG filed its Statement of Benefits Real Estate Improvements (SB-1 / Real Property) and Statement of Benefits Personal Property (SB-1 / PP) with the City of Greenwood and submitted its Application for Property Tax Abatement, which are attached hereto as part of composite Exhibit A on September 26, 2017; and

WHEREAS, the Greenwood Common Council has reviewed FXG's Statement of Benefits Real Estate Improvements (SB-1 / Real Property) form and Statement of Benefits Personal Property Improvements (SB-1 / PP) form and been otherwise duly advised in the premise;

NOW, THEREFORE, BE IT RESOLVED BY THE GREENWOOD COMMON COUNCIL THAT:

- <u>Section 1</u>. The area legally described and shown on the attached composite <u>Exhibit A</u> is found to be an area within Greenwood Common Council jurisdiction and meets the statutory criteria of an Economic Revitalization Area.
- Section 2. The area legally described and shown on the attached composite  $\underline{\text{Exhibit A}}$  is hereby declared an Economic Revitalization Area.
- <u>Section 3</u>. The Greenwood Common Council hereby determines that it is in the best interests of the City to allow deductions under Ind. Code § 6-1.1-12.1-3 on the real estate improvements described and shown in composite <u>Exhibit A</u>, within the said Economic Revitalization Area based on the following findings:
- (1) The estimate of the value of the redevelopment is reasonable for projects of that nature.
- (2) The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment.
- (3) The estimate of the annual salaries of the individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment.
- (4) The number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees, along with the value of the acquisition and construction of improvements, create benefits of the type and quality anticipated by the Greenwood Common Council and can reasonably be expected to result from the proposed described redevelopment.
  - (5) The totality of benefits is sufficient to justify the deductions.
- <u>Section 4</u>. The Greenwood Common Council hereby determines that it is in the best interests of the City to allow deductions for FXG under Ind. Code § 6-1.1-12.1-4.5 on the new machinery and equipment described in composite <u>Exhibit A</u>, within the said Economic Revitalization Area based on the following findings:
- (1) The estimate of the cost of the new equipment and personal property is reasonable for equipment and property of that type;
- (2) The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the new equipment and personal property; and
- (3) The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the new equipment and personal property;
  - (4) The totality of benefits is sufficient to justify the deductions.
  - Section 5. The applications of FXG for Real Property Tax Abatement and Statement

of Benefits Real Estate Improvements (Form SB-1 / Real Property) and Personal Property Tax Abatement and Statement of Benefits Personal Property Improvements (SB-1 / PP) as submitted are hereby approved.

<u>Section 6.</u> FXG shall be entitled to the deductions provided by Ind. Code § 6-1.1-12.1-3 for a period of ten (10) years with respect to the real property improvements according to the following schedule:

Year 1: 80%	Year 6: 45%
Year 2: 80%	Year 7: 35%
Year 3: 80%	Year 8: 25%
Year 4: 70%	Year 9: 15%
Year 5: 55%	Year 10: 10%

FXG shall be entitled to the deductions provided by Code § 6-1.1-12.1-3 with respect to the personal property improvements according to the following schedule:

Year 1: 80%	Year 6: 60%
Year 2: 80%	Year 7: 45%
Year 3: 80%	Year 8: 35%
Year 4: 75%	Year 9: 25%
Year 5: 70%	Year 10: 15%

Both of which are developed in compliance with the projections and plans set forth in composite Exhibit A.

Section 7. In partial consideration of the value of the property tax deductions granted to FXG by the City, FXG hereby agrees and commits to not file any real property tax assessment appeal, review, or other challenge ("Appeal") of the real property tax assessments made for the Real Estate during the time periods for which real property tax deductions are authorized under this Resolution, unless the assessed value of the Real Estate exceeds the total actual investment in the Real Estate (including, but not limited to, the purchase price and the costs of any improvements). In the event the FXG desires to file such an Appeal, FXG shall provide the City with a copy of the Appeal no later than the date the FXG files the Appeal. Violation of the restrictions on and conditions applicable to an Appeal shall permit the City to terminate the property tax deductions authorized under this Resolution.

<u>Section 8</u>. Two (2) copies of the ERA map, are on file in the Office of the Clerk of Greenwood, Indiana and the Common Council directs the Clerk to maintain for public inspection the two (2) copies in the files of the Clerk.

Section 9. Notice of the adoption and the substance of this Resolution and all other disclosures required by Ind. Code § 6-1.1-12.1-2.5 shall be published in accordance with Ind. Code § 5-3-1, which notice shall advise that at the Greenwood Common Council's regularly scheduled meeting on December 4, 2017 at 7:00 p.m., the Council will receive and hear all remonstrance and objections from interested persons, and, having heard and considered same, will act to rescind, modify and confirm, or confirm this Resolution.

Section 10. A copy of the above-referenced notice of adoption and a statement containing substantially the same information as the Statement of Benefits Real Estate Improvements and Statement of Benefits Personal Property included in composite Exhibit A shall be filed with the officers of each taxing unit that has authority to levy property taxes in the geographic area which is hereby allowed deductions at least ten (10) days prior to the public hearing on this Resolution.

<u>Section 11</u>. A copy of this Resolution shall be filed with the Johnson County Assessor's Office and made available at that office for public inspection.

<u>Section 12</u>. The sections, paragraphs, sentences, clauses, and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and section of this Resolution.

Adopted by the Common Counc	il of Greenwood, Indiana, this day of, 2017.
	Michael Campbell, President Greenwood Common Council
FOR:	AGAINST:
	Linda S. Gibson
	Ezra J. Hill
	Bruce Armstrong
	Ronald Bates
	J. David Hopper
	David Lekse
	Michael Campbell
	P C
ATTEST:	
Jeannine Myers, Clerk	
The foregoing Resolution passed theday of,	I by the Common Council of the City of Greenwood, Indiana, on 2017, is presented by me this day of, 2017, e Mayor of the City of Greenwood.
	Jeannine Myers, Clerk
The foregoing Resolution passed theday of, 2017, at o'clock	by the Common Council of the City of Greenwood, Indiana, on, 2017, is signed and approved by me thisday of m. to the Mayor of the City of Greenwood.
	MARK W. MYERS, Mayor of the City of Greenwood, Indiana

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# **CITY OF GREENWOOD**

# TAX ABATEMENT

# **APPLICATION**

### TAX ABATEMENT APPLICATION CHECKLIST

Please include all of the following documents together at the time of submittal:

- Completed Tax Abatement Application Form
- Completed and Signed Statement of Benefits Form (SB-1 Form)
- Legal Description and Map Depicting Location of Property
- Site Plan and Elevation Renderings of Real Property Improvements
- Copy of Recent Company Annual Report or Equivalent
- Financial Worksheets 1 and 2
- Summary of Tax and Abatement Projections

### **OVERVIEW OF ABATEMENT PROCESS**

There are two different review processes for applications requesting tax abatement within the City of Greenwood. The location of the subject property determines which process is applicable.

If the subject property is located within a designated Economic Development Area (EDA) the applicant must obtain approval from both the Redevelopment Commission and the Common Council.

If the subject property is not within an EDA the applicant must obtain approval only from the Common Council.

Additionally, if a property is not located within a previously created Economic Revitalization Area (ERA), an additional step will be required for a confirmatory resolution and public hearing.

# TAX ABATEMENT PROCESS OUTLINE FOR PROPERTIES WITHIN AN EDA

\*Redevelopment Commission and Common Council Approval Required

- 1. Obtain proper application package from City Legal Department.
- 2. Submit original and three (3) copies of completed application packet to City Legal Department at least fifteen (15) days prior to regular monthly meeting of Redevelopment Commission (RDC).
- 3. The Legal Department will promptly distribute completed applications to RDC Commissioners, Common Council members, Mayor, Clerk, and appropriate staff. A cover letter listing the complete meeting schedule will accompany the application packet.
- 4. Applicant shall make its presentation to the RDC on the scheduled meeting date. RDC will make a written recommendation by Resolution on the application to the Common Council. The RDC's recommendation is non-binding on the Common Council.
- 5. Application will be introduced to Common Council as part of a Declaratory Resolution as per attached schedule. Presentations are welcomed at this meeting.
- 7. First reading by Common Council on the Declaratory Resolution and first vote by the Common Council. If the application receives a negative vote on the first reading the application shall be deemed denied. If positive, the application shall be scheduled for second reading.
- 8. Second reading by the Common Council on the Declaratory Resolution. If negative, the application shall be deemed denied. If positive, the application for abatement shall be deemed preliminarily approved. Notice of public hearing shall be published.
- 9. Public hearing shall be held by Common Council on a Confirmatory Resolution. After conclusion of the public hearing the Common Council may act to confirm their approval. If negative, the confirmatory resolution is defeated and the application is denied. If, positive, the confirmatory resolution is adopted and the application approved. Please note: If the property is within an existing ERA (this is different from an EDA) this step is not required.
- \*\*The Common Council may, by a 2/3 vote, suspend the rules through one meeting.

<sup>\*\*</sup>The Common Council may, by unanimous vote, suspend the rules through two meetings.

# TAX ABATEMENT PROCESS OUTLINE FOR PROPERTIES OUTSIDE AN EDA

### \*Only Common Council Approval Required

- 1. Obtain proper application package from City Legal Department.
- 2. Submit original and three (3) copies of completed application packet to City Legal Department at least fifteen (15) days prior to regular biweekly meeting of the Common Council.
- 3. The Legal Department will promptly distribute completed applications to Common Council members, Mayor, Clerk, and appropriate staff. A cover letter listing the complete meeting schedule will accompany the application packet.
- 4. Application will be introduced to Common Council as part of a Declaratory Resolution as per attached schedule. Presentations are welcomed at this meeting.
- 5. First reading by Common Council on the Declaratory Resolution and first vote by the Common Council. If the application receives a negative vote on the first reading the application shall be deemed denied. If positive, the application shall be scheduled for second reading.
- 6. Second reading by the Common Council on the Declaratory Resolution. If negative, the application shall be deemed denied. If positive, the application for abatement shall be deemed preliminarily approved. Notice of public hearing shall be published.
- 7. Public hearing shall be held by Common Council on a Confirmatory Resolution. After conclusion of the public hearing the Common Council may act to confirm their approval. If negative, the confirmatory resolution is defeated and the application is denied. If, positive, the confirmatory resolution is adopted and the application approved. Please note: If the property is within an existing ERA (this is different from an EDA) this step is not required.
- \*\*The Common Council may, by a 2/3 vote, suspend the rules through one meeting.
- \*\*The Common Council may, by unanimous vote, suspend the rules through two meetings.

# APPLICATION FOR PROPERTY TAX ABATEMENT CITY OF GREENWOOD

### Organization/Entity Requesting Abatement

Name: FedEx Ground Package System, I	nc.							
Address: 1000 FedEx Drive								
City: Moon Township	State: PA	Zip: 15108						
Primary Contact: Debbie Dillinger		Title: Executive Advisor - FedEx Se	ervices					
Phone: 412-859-5089	none: 412-859-5089 Email: debbie.dillinger@fedex.com							
Property Owner (if different)								
Name:								
Address:								
City:	State:	Zip:						
Primary Contact:		Title:						
Phone:	Email: _							
Description of Project								
Project Location/Address: s. Gra	ham Road, Greer	wood, IN						
Parcel Number: Please see attached	parcel list (Attach	ment A) and map.						
Brief Description of Project: Fed	dEx Ground Pack	age System, Inc. (FXG) proposes						
to build and own a new 608,000 SF distribut	ion center on app	roximately 237 acres at the NE corner	3 <del>-</del> 8					
of I-65 and E. Worthsville Road. FXG would	create approxima	tely 455 total jobs (80 full-time and	-9					

375 part-time) within 4 years of project completion as a result of the proposed project.

Current Zoning of Property: <u>I-1</u>
Current Assessed Value of Property:
Land: \$1,426,800
Building: \$3,207,500
Inventory: \$0
Equipment: so
Brief Company History: The company was founded in 1985 as RPS, then rebranded to FedEx Ground (FXG) in 2000. FXG, which is headquartered in Pittsburgh, PA, provides cost-effective, small-package shipping throughout North America, including dependable business-to-business delivery and convenient residential service.  FXG's workforce of more than 95,000 team members handles more than 7.5 million packages on average each day. FXG operates 36 ground hubs, 31 FedEx SmartPost distribution centers and over 500 pickup/delivery stations in North America.  Project Details
Requested Abatement: 1) Real Property 2) Personal Property 3) Both
4) Vacant Building
Length of Abatement Requested: 10 years
Abatement Schedule Requested: 1) Standard (2) Custom (please attach)
Type of Facility: Distribution Center
Facility Size (Sq. Ft.): Approx. 608,000 Site Size (acres: Approx. 237
Will Real Estate be Leased or Purchased: Purchased
Anticipated Closing Date: January 2018
Projected Construction Start Date: Spring/Summer 2018
Projected Operations Start Date: June 2020

Project will be: (a) new company (c) relocation in Indiana (b) new expansion (d) relocation from out of state
Will project be developed in stages: (a) yes (b) no  If yes, explain: The proposed site plan includes the potential for a future expansion on the project site. However, the expansion is not included in this application and has not been approve by FXG. Any future expansion on the project site beyond what is contemplated by this application is contingent upon FXG's internal review and approval process, including the evaluation of alternative project sites.
What are the projected investments and jobs goals?  Real Estate:\$49,000,000 (developer's cost)
Improvements:\\$110,000,000 (developer's cost)  Machinery/Equipment:\\$100,000,000  Jobs Retained:\N/A  Jobs Created:\455 (80 full-time and 375 part-time) within 4 years of project completion
If applicant is a corporation:  What is the State of incorporation: Delaware  In what states is the corporation licensed to do business: All states.
Which approvals or permits will this project require?  (a) Zoning change (e) Variance
(b) Annexation (f) Special exception (c) Plat approval (g) Building permit (d) Development plan (h) Other
Will additional public facilities/infrastructure be required? (1) YES 2) NO  If yes, please describe and state who is installing:  The required infrastructure improvements (road widening/surfacing, signalization, utilities - electric, water, sewer, and others) are outlined in the attached plan.
Provide names of any parent, subsidiary, and/or affiliated entities: FedEx Corporation, FedEx Express, FedEx Freight, FedEx Office, FedEx Custom Critical, FedEx Trade Networks, FedEx Cross  Border, and FedEx Supply Chain.

Do you have legal counsel:



2) NO

If yes:

Firm:Taft Stettinius & Hollister LLP

Contact: Erick Ponader, Partner

Address: One Indiana Square, Suite 3500, Indianapolis, IN 46204

Phone: 317-713-3500; Direct: 317-713-3473

Email: eponader@taftlaw.com

Explain why abatement is necessary for this project: The company is considering many projects across the country and there is significant internal competition for limited capital within the company (both FedEx Ground and FedEx Corporation). Accordingly, FedEx Ground evaluates projects based on projected return-on-investment. The abatement would help improve the proposed project's ROI by offsetting the large capital investment.

### **Summary of Tax and Abatement Projections for Abatement**

**Duration of Abatement: 10 Years** 

I. Current Conditions:	
A. Current Annual Real Estate Taxes:	\$ 652,560
B. Current Annual Personal Property Taxes:	\$ -
C. Combined Total:	\$ 652,560
D. Projected Combined Total:	\$ 652,560
II. Projected Conditions Without Abatement:	
A. Projected Annual Real Estate Taxes:	\$ 36,889,020
B. Projected Annual Personal Property Taxes:	\$ 10,246,950
C. Combined Total:	\$ 47,135,970
D. Projected Combined Total:	\$ 47,135,970
III. Projected Conditions With Abatement:	
A. Projected Real Estate Taxes:	\$ 25,730,091
B. Projected Abatement:	\$ 11,158,929
C. Projected Personal Property Taxes:	\$ 4,116,346
D. Projected Abatement:	\$ 6,130,604
Projected Total	
E. Total Amount Abated:	\$ 17,289,532
F. Total Taxes to be Paid:	\$ 29,846,438

Note: Attached Worksheets

### CONFIDENTIAL, Property of FedEx

### WORKSHEET NO. 1

(Note: If the requested abatement is for other than the standard 10 year schedule, the Worksheet should be modified accordingly.)

ESTIMATED TAX ABATEMENT IMPACT - 10 Years

Project Name: Location: Current Date:

FedEx Ground HUB September 20, 2017

S. Graham Rd., Greenwood, IN 46143

CURRENT R.E. Tax Rate \$ 2.9277 Land

236.8 Acres 1,426,800 Assessed Value 23,375 Assessed Taxes Paid

Bldg(s):

varies Square Feet 3,207,500 Assessed Value 41,881 Assessed Taxes Paid

PROPOSED R.E. Tax Rate \$ 2.9277

236.8 Acres
\$ 49,000,000 Est. Assessed Value
\$ 1,434,573 Est. Annual Taxes

\$ 17,289,532

608,000 Square Feet 77,000,000 Est. Assessed Value Bldg(s): 2,254,329 Est. Annual Taxes

Mfg. Equipt. Investment: Non Mfg. Equipt. Investment: \$ 100,000,000 S

Year 1 Year 2 Year 3 Year 10 TOTALS Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 BUILDINGS Abatement Rate 80% 1.803 463 S 1 803 463 S 1 803 463 \$ 1.578,030 \$ 1 239 881 \$ 1014,448 \$ 563 582 \$ 338 149 \$ 225 433 \$ 11 158 929 Amount Abated: 789 015 \$ 450,866 676,299 1,239,881 \$ 1,465,314 \$ 1,690,747 \$ 1,916,180 \$ 2,028,896 \$ Manufacturing Equipment 45% Abatement Rate: 80% 80% 80% 75% 70% 60% 35% 25% 15% Amount Abated: 936,864 \$ 234,216 \$ 1,311,610 \$ 983,707 \$ 245,927 \$ 702,648 \$ 614.817 \$ 526,986 \$ 395,240 \$ 483,071 \$ 307,409 \$ 219,578 \$ 131,747 \$ 6,130,604 Taxes Dues: 327,902 S 234,216 \$ 351,324 \$ 570.902 \$ 658,733 S 746,564 \$ 263,493 \$ 4,116,346

Taxes w/o Abatement Taxes w/ Abatement

Ten Year Total: \$ 47,135,970 Ten Year Total Paid:

Ten Year Total Abatement: Other Taxes

Increased Taxes on Land After Development: 14,345,730 Taxes on New Non Manufacturing Equipment: Taxes on Inventory: Ten Year Total Other Taxes: \$ 14,345,730

### CONFIDENTIAL, Property of FedEx

### WORKSHEET NO. 2

(Note: If the requested abatement is for other than the standard 10 year schedule, the Worksheet should be modified accordingly.)

### ESTIMATED TAX ABATEMENT IMPACT - 10 Years

Project Name:

FedEx Ground HUB S. Graham Rd., Greenwood, IN 46143 Current Date September 20, 2017

CURRENT PROPOSED R.E. Tax Rate \$ R.E. Tax Rate \$ 2.9277 236.8 Acres 1,426,800 Assessed Value 23,375 Assessed Taxes Paid 236.8 Acres 49,000,000 Est. Assessed Value Land: 1,434,573 Est. Annual Taxes varies Square Feet Bldg(s): Bldg(s): 608,000 Square Feet 77,000,000 Est. Assessed Value 41,881 Assessed Taxes Paid 2,254,329 Est. Annual Taxes Mfg. Equipt. Investment \$ 100,000,000 Non Mfg. Equipt. Investme Year I Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 10 TOTALS A) Current Land Taxes Paid 23,375 \$ 23,375 S 23,375 \$ 23,375 \$ 23,375 \$ 23,375 \$ 23,375 \$ 23,375 S 23,375 \$ 23,375 \$ 233,750 B) Current Building Taxes Paid 41,881 \$ 41,881 \$ 41,881 \$ 41,881 \$ 41,881 \$ 41,881 \$ 41,881 \$ 41,881 \$ 418,810 41,881 \$ 41,881 \$ Assessed Value Proposed buildings 77,000,000 77,000,000 \$ 2,254,329 \$ 77,000,000 77,000,000 C) Est. Taxes on Proposed Buildings 2,254,329 \$ 2,254,329 \$ 2.254.329 S 2.254.329 S 2.254.329 \$ 22.543.290 2.254.329 \$ 2,254,329 \$ 2.254.329 \$ 2.254.329 \$ Abatement Percentage by Year 80% 70% 55% 45% 35% 1,803,463 \$ 1,803,463 \$ 1,578,030 \$ 1,239,881 \$ 1,014,448 \$ 563,582 \$ 225,433 \$ Assessed Value Personal Property 40,000,000 \$ 56,000,000 42 000 000 32 000 000 \$ 30,000,000 \$ 30,000,000 \$ 30 000 000 \$ 30 000 000 \$ 30,000,000 \$ 30,000,000 C) Est. Taxes on Mfg. Equipt. 1,639,512 878,310 878,310 878,310 \$ Abatement Percentage by Year 80% 80% 75% 70% 60% 45% 35% 25% 15% D) Taxes Abated 936,864 S 1,311,610 \$ 983,707 \$ 702,648 \$ 614,817 \$ 526,986 \$ 395,240 \$ 307,409 \$ 219,578 \$ 131,747 \$ 6.130,604 E) Est. Property Taxes on Developed Land 1,434,573 \$ 1,434,573 \$ 1,434,573 \$ 1,434,573 \$ 1,434,573 \$ 1,434,573 \$ 1,434,573 \$ 1,434,573 \$ 1,434,573 \$ 1,434,573 \$ 14,345,730 E) Est. Taxes on New Non Mfg. Equipt E) Est. Taxes on Inventory S 5 5 5 5 \$ S F) Taxes on Existing Personal Property 5 X) CURRENT TAXES (A+B+F) 65,256 \$ 65,256 \$ 65,256 \$ 65,256 **\$** 65,256 \$ 65,256 \$ 65,256 \$ 65,256 \$ 65,256 \$ 65,256 \$ 652,560 Y) EST. TAXES WITHOUT ABATEMENT 4.859.982 \$ 5,328,414 \$ 4,918,536 \$ 4,625,766 S 4,567,212 \$ 4,567,212 \$ 4,567,212 \$ 4,567,212 \$ 4,567,212 \$ 4,567,212 \$ 47,135,970 (B+C's+Es+F)1 2,119,655 \$ 2,213,341 \$ 2,131,366 \$ 2,345,088 \$ 2,712,514 \$ 3,025,778 \$ 3,382,957 \$ 3,696,221 \$ 4,009,485 \$ 4,210,033 \$ 29,846,438

<sup>(</sup>f) Projections of estimated taxes without abatement exclude the current real property taxes paid on existing buildings, as the buildings would be demolished as part of the project

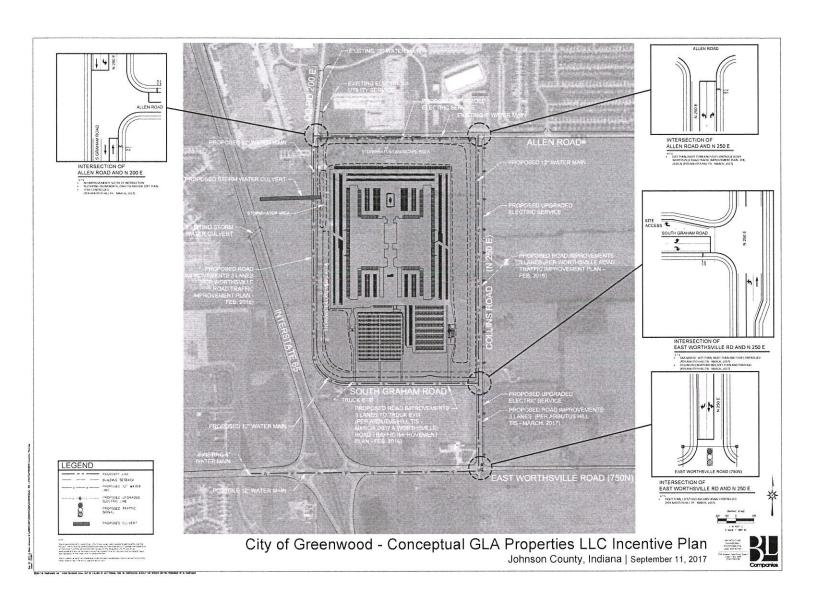
I hereby certify, under penalties of perjury, that the information and representations made in this application and the attached supporting documents are true and accurate statements.

	Signature of Applicant	ANN KIMBERLY W BARK ASSISTANT TREASURER
Commonwealth of Pennsylvania )		Approved Legal Department
County of Alleghean,	SS:	
Subscribed and sworn to before n  COMMONWEALTH OF PENNSYLVANIA  NOTARIAL SEAL  Samantha L. Stewart, Notary Public  Perry Twp., Lawrence County  My Commission Expires Oct. 28, 2018	Signature of Notary	<u>mbec</u> , 20 <u>17</u> .
County of Residence:	Samantha Ste Notary Public's Name (1	032
My Commission Expires:		
October 28,2018		

ATTACHMENT A FXG Indy HUB Parcel Data

						Current RE	Current RE	<b>Current RE Taxes</b>
No.	Parcel#	Acres	Land Value	Bldg Value	Total Value	Taxes on Land	Taxes on Bldg.	Total
	1 41-05-11-021-003.002-052	37.754	\$159,200	\$375,600	\$534,800	\$2,375	\$5,602	\$7,977
	2 41-05-02-034-019.000-052	52.000	\$139,000	\$100,100	\$239,100	\$2,780	\$2,002	\$4,782
	3 41-05-02-031-028.002-030	0.577	\$1,500	\$0	\$1,500	\$30	\$0	\$30
	4 41-05-02-024-028.000-060	10.175	\$23,000	\$0	\$23,000	\$446	\$0	\$446
	5 41-05-02-024-027.000-060	5.825	\$59,400	\$133,900	\$193,300	\$824	\$1,858	\$2,682
	6 41-05-02-024-028.001-030	13.423	\$30,700	\$0	\$30,700	\$614	\$0	\$614
	7 41-05-02-023-026.000-060	0.851	\$26,900	\$93,100	\$120,000	\$225	\$779	\$1,004
	8 41-05-02-023-025.000-060	0.851	\$26,900	\$90,200	\$117,100	\$271	\$909	\$1,180
	9 41-05-02-023-024.000-060	0.851	\$26,900	\$105,200	\$132,100	\$189	\$740	\$929
	10 41-05-02-023-023.000-060	0.851	\$26,900	\$113,000	\$139,900	\$272	\$1,144	\$1,417
	11 41-05-02-023-022.000-060	0.851	\$26,900	\$113,600	\$140,500	\$271	\$1,143	\$1,414
	12 41-05-02-023-021.000-060	0.851	\$26,900	\$107,300	\$134,200	\$271	\$1,080	\$1,351
	13 41-05-02-023-020.000-060	0.851	\$26,900	\$116,200	\$143,100	\$271	\$1,169	\$1,440
	14 41-05-02-023-008.000-060	1.000	\$28,000	\$98,600	\$126,600	\$324	\$1,140	\$1,464
	15 41-05-02-023-007.000-060	0.330	\$4,300	\$0	\$4,300	\$118	\$0	\$118
	16 41-05-02-023-006.000-060	1.000	\$28,000	\$98,700	\$126,700	\$350	\$1,233	\$1,583
	17 41-05-02-023-005.000-060	1.000	\$28,000	\$52,400	\$80,400	\$226	\$423	\$648
	18 41-05-02-023-009.000-060	0.320	\$16,200	\$63,800	\$80,000	\$325	\$1,279	\$1,604
	19 41-05-02-023-010.001-060	0.140	\$1,800	\$0	\$1,800	\$50	\$0	\$50
	20 41-05-02-023-010.000-060	0.510	\$114,000	\$33,600	\$147,600	\$3,141	\$926	\$4,067
	21 41-05-02-032-011.000-060	3.140	\$55,800	\$86,400	\$142,200	\$1,216	\$1,884	\$3,100
	22 41-05-02-032-012.000-060	13.280	\$56,000	\$187,300	\$243,300	\$626	\$2,095	\$2,722
	23 41-05-02-032-013.003-060	10.182	\$25,500	\$0	\$25,500	\$510	\$0	\$510
	24 41-05-02-032-013.001-060	0.847	\$26,800	\$129,700	\$156,500	\$268	\$1,297	\$1,565
	25 41-05-02-032-013.002-060	0.606	\$24,100	\$146,500	\$170,600	\$482	\$2,930	\$3,412
	26 41-05-02-032-013.005-060	0.144	\$1,900	\$0	\$1,900	\$52	\$0	\$52
	27 41-05-02-032-013.000-060	0.620	\$24,500	\$84,700	\$109,200	\$491	\$1,697	\$2,188
	28 41-05-02-032-014.000-060	5.000	\$80,000	\$107,700	\$187,700	\$1,405	\$1,891	\$3,295
	29 41-05-02-033-015.000-060	34.620	\$73,300	\$0	\$73,300	\$1,466	\$0	\$1,466
	30 41-05-02-033-016.001-060	0.700	\$25,900	\$97,700	\$123,600	\$263	\$991	\$1,254
	31 41-05-02-033-017.000-061	0.968	\$27,700	\$151,600	\$179,300	\$277	\$1,516	\$1,793
	32 41-05-02-033-018.000-060	0.694	\$26,000	\$176,200	\$202,200	\$268	\$1,817	\$2,085
	33 41-05-02-033-018.001-060	1.008	\$28,100	\$150,300	\$178,400	\$334	\$1,787	\$2,121
	34 41-05-11-022-005.001-060	2.000	\$30,100	\$159,400	\$189,500	\$350	\$1,855	\$2,206
	35 41-05-11-022-005.000-060	32.989	\$99,700	\$34,700	\$134,400	\$1,994	\$694	\$2,688
	Total	236.809	\$1,426,800	\$3,207,500	\$4,634,300	\$23,375	\$41,881	\$65,256

Note: The total acres identified in this list may vary slightly from the ALTA map due to reconfiguration/consolidation of the new site.







### STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance PRIVACY NOTICE

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

Residentially distressed area (IC 6-1.1-12.1-4.1)

### INSTRUCTIONS:

☑ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

20 17 PAY 20 18

FORM SB-1 / Real Property

- 1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1		TAXPAYER	INFORMAT	TION			
Name of taxpayer	aalaana Oosatassa la	20120					
	ackage System, Ir						
L	e, Moon Township						
Name of contact person			Telephone r			E-mail address	7
AND DESCRIPTION OF THE PERSON		or - FedEx Services		859-5089	577 SERVING A 400	debbie.di	llinger@fedex.com
SECTION 2 Name of designating body		LOCATION AND DESCRIPT	TION OF PE	ROPOSED PROJ	ECT		<b>美国内部共享</b>
City of Greenwood	d					Resolution nun	nber
Location of property			County			DLGF taxing di	istrict number
S. Graham Road				on		DEGI TAKING U	other number
		nt, or rehabilitation (use additional				Estimated start	date (month, day, year)
FedEx Ground will const	ruct a new 608,000 SF d	distribution center facility on a	pproximatel	ly 250 acres at the	e	01/01/20	18
(80 full-time and 375 par		in Greenwood, IN. The proje facility completion.	ct will create	e 455 total perma	nent jobs	Estimated comp 06/30/20	pletion date ( <i>month, day, year</i> )
SECTION 3		OF EMPLOYEES AND SALA		ESULT OF PROF			
Current number 0.00	Salaries	Number retained	Salaries		Number add		Salaries
	\$0.00	0.00	\$0.00		455.00		\$9,638,720.00
SECTION 4	ES	STIMATED TOTAL COST AN	D VALUE (		S. A. L. S.		
					_ ESTATE II	MPROVEMEN	
Current values				COST		ASS	SESSED VALUE
Plus estimated values	of proposed project			110	0,000,000.00		
Less values of any pro					7,000,000.00		
Net estimated values u	pon completion of project	ot		110	00.000,000,000,000,000,000,000,000,000,		
SECTION 5	WASTE	E CONVERTED AND OTHER	R BENEFIT	S PROMISED BY	THE TAXP	AYER	
Estimated solid waste of	converted (pounds) 0.0	00	Estimate	ed hazardous was	ste converte	d (pounds) 0	0.00
Other benefits			-		***************************************		
SECTION 6		TAXPAYER CI	ERTIFICATI	ION			
I hereby certify that t	he representations in	this statement are true.			era esta constituidad de la constituida de la constituida de la constituida de la constituida de la constituid		
Signature of authorized repre	sentative /	Annual Programme of the Control of t				Date signed (m	nonth, day, year)
KIMDEUKINU F	San					9/26	117
Printed name of authorized re	#L#564.53@06545000.75V.0600.1.65406			Title			( )
KIMBERLY W BAK	212			ASSISTAN	JT MER	ISURBE	Approved
1		Pane	1 of 2			Le	egal Department

### Exhibit A - Res. 17-32

SALD SHAPE OF THE PARTY OF	THE RESERVE OF THE PARTY OF THE	FOR USE OF THE D	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Me N-Iala		
We fi unde	nd that the applicant meets the general standards IC 6-1.1-12.1, provides for the following limitation	s in the resolution adopns:	oted or to be	e adopted	by this body. Said	resolution, passed or to be passed
A	The designated area has been limited to a period expires is	od of time not to excee	d	cal	endar years* (see b	elow). The date this designation
В.	The type of deduction that is allowed in the des 1. Redevelopment or rehabilitation of real estate 2. Residentially distressed areas		to:  Yes  Yes			
С	The amount of the deduction applicable is limited	ed to \$				ti.
D	Other limitations or conditions (specify)					
E.	Number of years allowed: Year 1 Year 6	Year 2 Year 7	Year 3		Year 4 Year 9	☐ Year 5 (* see below) ☐ Year 10
We h	For a statement of benefits approved after June  Yes No If yes, attach a copy of the abatement schedule If no, the designating body is required to establi  ave also reviewed the information contained in the	to this form. sh an abatement sche e statement of benefit	dule before	the dedu	ction can be determ	nined.
Approved	(signature and title of authorized member of designating	g body)	Telephone n	umber		Date signed (month, day, year)
			( )			
Printed n	ame of authorized member of designating body		Name of des	signating b	ody	
Attested I	by (signature and title of attester)		Printed nam	e of atteste	er	
* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.  A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)  B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)						
Abate Sec. 1	ment schedules 7. (a) A designating body may provide to a busin n 4 or 4.5 of this chapter an abatement schedule  (1) The total amount of the taxpay  (2) The number of new full-time ec  (3) The average wage of the new  (4) The infrastructure requirement  (b) This subsection applies to a statement of for each deduction allowed under this chapted the deduction. An abatement schedule music control of the terms of the resolution approving the section of the section approving the section.	based on the following er's investment in real quivalent jobs created, employees compared is for the taxpayer's involved after benefits approved after pter. An abatement so any not exceed ten (10 articular taxpayer befor	g factors: and persor to the state vestment. er June 30, 2 chedule mu ) years. ere July 1, 20	minimun 2013. A c st specify	rty. n wage. designating body sh r the percentage am	all establish an abatement schedule ount of the deduction for each year of



### STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R4 / 11-15) Prescribed by the Department of Local Government Finance FORM SB-1/PP

### **PRIVACY NOTICE**

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

### INSTRUCTIONS

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
- 2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
- 3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
- 4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1		TAXPAYER I	NFORMATIC	NC				
Name of taxpayer			- Company - Comp	ntact person				
FedEx Ground Package System, Inc.			Debbie	Dillinger, E	xecutive A	dvisor - F	edEx Se	ervices
Address of taxpayer (number and street, city, state, and ZI						Telephone nun	nber	
1000 FedEx Drive, Moon Township, PA 1510						(412) 8	59-5089	
	CATION AN	ID DESCRIPTION	ON OF PRO	POSED PROJ	ECT			
Name of designating body  City of Greenwood						Resolution nun	nber (s)	
Location of property			10			5155		
S. Graham Road			Count	y Johnsor		DLGF taxing di	strict numb	er .
Description of manufacturing equipment and/or res	earch and d	evelonment ea	uinment	Johnson	1		COTINA	
and/or logistical distribution equipment and/or infor	mation tech	nology equipme	ent.			START DA	ESTIMAT	
(Use additional sheets if necessary.) FedEx Ground will purchase and install logis	tical distrib	ution oquinm	ant at the	Manufacturin	- Carriana ant	START DA	IE CC	MPLETION DATE
project site that includes material handling ar				Manufacturin	g Equipment			
to operate the new distribution facility. The p				R & D Equipr	nent			
permanent jobs (80 full-time and 375 part-time				Logist Dist Ed	quipment	04/15/20	19	06/30/2020
completion.				IT Equipment				
SECTION 3 ESTIMATE OF E	MPLOYEE	S AND SALAR	IES AS DES			IEGT		
Current number Salaries		retained	Salaries	OLI OI FROI	Number ad	A CONTRACTOR OF THE PERSON OF	Salaries	
0 0		0		0		455		,638,720
SECTION 4 ESTIM	ATED TOTA	L COST AND	VALUE OF F	PROPOSED P	ROJECT			
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the		CTURING	R & D EQ	UIPMENT	LOGIS EQUIP		IT E	QUIPMENT
COST of the property is confidential.	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values					0			
Plus estimated values of proposed project								
					100,000,000			
Less values of any property being replaced					100,000,000			
Less values of any property being replaced  Net estimated values upon completion of project								
Net estimated values upon completion of project	VERTED A	ND OTHER BE	NEFITS PRO	OMISED BY T	0	:R		
Net estimated values upon completion of project	<b>VERTED A</b>	ND OTHER BE		DMISED BY T	0 100,000,000 HE TAXPAYE			0
Net estimated values upon completion of project SECTION 5 WASTE CON		ND OTHER BE		THE COLUMN TWO IS NOT THE OWNER.	0 100,000,000 HE TAXPAYE			0
Net estimated values upon completion of project  SECTION 5 WASTE CON  Estimated solid waste converted (pounds)		ND OTHER BE		THE COLUMN TWO IS NOT THE OWNER.	0 100,000,000 HE TAXPAYE			0
Net estimated values upon completion of project  SECTION 5 WASTE CON  Estimated solid waste converted (pounds)		ND OTHER BE		THE COLUMN TWO IS NOT THE OWNER.	0 100,000,000 HE TAXPAYE			0
Net estimated values upon completion of project  SECTION 5 WASTE CON  Estimated solid waste converted (pounds)		ND OTHER BE	Estimated h	azardous wast	0 100,000,000 HE TAXPAYE			0
Net estimated values upon completion of project  SECTION 5  Estimated solid waste converted (pounds)  Other benefits:  SECTION 6  I hereby certify that the representations in this state	0	TAXPAYER C	Estimated h	azardous wast	0 100,000,000 HE TAXPAYE			0
Net estimated values upon completion of project  SECTION 5  Estimated solid waste converted (pounds)  Other benefits:  SECTION 6	0	TAXPAYER C	Estimated h	azardous wast	0 100,000,000 HE TAXPAYE e converted (			
Net estimated values upon completion of project  SECTION 5  Estimated solid waste converted (pounds)  Other benefits:  SECTION 6  I hereby certify that the representations in this state signature of authorized representative  Printed name of authorized representative	0	TAXPAYER C	ERTIFICATI	azardous wasi	0 100,000,000 HE TAXPAYE e converted (	pounds) e signed <i>(monti</i>		
Net estimated values upon completion of project  SECTION 5  Estimated solid waste converted (pounds)  Other benefits:  SECTION 6  I hereby certify that the representations in this state Signature of authorized representative	0	TAXPAYER C	ERTIFICATI	azardous wast	0 100,000,000 HE TAXPAYE e converted (	pounds) e signed <i>(monti</i>		

### Exhibit A - Res. 17-32

### FOR USE OF THE DESIGNATING BODY We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2. A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires . NOTE: This question addresses whether the resolution contains an expiration date for the designated area. B. The type of deduction that is allowed in the designated area is limited to: 1. Installation of new manufacturing equipment; Yes No Enhanced Abatement per IC 6-1.1-12.1-18 2 . Installation of new research and development equipment; Check box if an enhanced abatement was ☐ Yes ☐ No approved for one or more of these types. 3. Installation of new logistical distribution equipment. ☐ Yes ☐ No 4 . Installation of new information technology equipment; ☐ Yes ☐ No C. The amount of deduction applicable to new manufacturing equipment is limited to \$ \_\_\_\_ . (One or both lines may be filled out to establish a limit, if desired.) D. The amount of deduction applicable to new research and development equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of . (One or both lines may be filled out to establish a limit, if desired.) E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ \_\_\_\_ \_\_\_\_ cost with an assessed value of . (One or both lines may be filled out to establish a limit, if desired.) F. The amount of deduction applicable to new information technology equipment is limited to \$ \_ . (One or both lines may be filled out to establish a limit, if desired.) G. Other limitations or conditions (specify) H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for: ☐ Enhanced Abatement per IC 6-1.1-12.1-18 Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 Number of years approved: ☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10 (Enter one to twenty (1-20) years; may not exceed twenty (20) years.) I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No If yes, attach a copy of the abatement schedule to this form. If no, the designating body is required to establish an abatement schedule before the deduction can be determined. Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above. Approved by: (signature and title of authorized member of designating body) Telephone number Date signed (month, day, year) Printed name of authorized member of designating body Name of designating body Attested by: (signature and title of attester) Printed name of attester \* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

### IC 6-1.1-12.1-17

### Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

### GREENWOOD REDEVELOPMENT COMMISSION

### **RESOLUTION NO. 2017-16**

# A RESOLUTION APPROVING AN APPLICATION FOR PROPERTY TAX DEDUCTIONS FOR CERTAIN REAL AND PERSONAL PROPERTY LOCATED WITHIN THE WORTHSVILLE ROAD ECONOMIC DEVELOPMENT AREA (Fedex Ground Package System, Inc.)

WHEREAS, the City of Greenwood, Indiana, recognizes the need to stimulate growth and maintain a sound economy within its corporate limits;

WHEREAS, the City of Greenwood Redevelopment Commission ("Commission") further recognizes that it is in the best interest of the City of Greenwood to provide incentives to stimulate investment within the community;

WHEREAS, Ind. Code § 6-1.1-12.1 *et. seq.* provides for a program of real and personal property tax abatement within "economic revitalization areas" ("ERA");

WHEREAS, the Commission designated an area within the City's corporate boundaries as an Economic Development Area ("EDA") as defined in Ind. Code § 36-7-14 and designated portions of the EDA as allocation areas as defined in Ind. Code § 36-7-14-39;

WHEREAS, Fedex Ground Package System, Inc. ("Fedex") intends to invest approximately \$110,000,000 in the EDA in real property improvements and intends to invest \$100,000,000 in personal property improvements, a complete legal description of the subject real property is included in <a href="Composite Exhibit A">Composite Exhibit A</a>, attached hereto and incorporated herein ("Real Estate");

WHEREAS, Fedex's real property improvements will create additional assessed value, additional employment positions, and additional payroll in the City; and

WHEREAS, Fedex filed its Statement of Benefits Real Estate Improvements (SB-1 / Real and Personal Property) with the City of Greenwood and submitted its Application for Property Tax Abatement, which are attached hereto as part of composite Exhibit A, and dated September 26, 2017;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF GREENWOOD, THAT:

Section 1. The Commission has reviewed the application for Real and Personal Property Tax Abatement submitted by Fedex, including the Statement of Benefits for Real Estate Improvements and the Statement of Benefits for Personal Property Improvements and other information brought to its attention, and hereby approves the Application. A copy of the Application is hereby attached as Exhibit A and is incorporated herein.

Section 2. This Resolution shall be effective as of its date of adoption.

Adopted on the 10th day of October, 2017, by a vote of 4 ayes, 0 nays.

GREENWOOD REDEVELOPMENT COMMISSION

Brent Tilson, President

ATTEST:

Bryan Harris Secretary

# CITY OF GREENWOOD TAX ABATEMENT APPLICATION

### TAX ABATEMENT APPLICATION CHECKLIST

Please include all of the following documents together at the time of submittal:

- Completed Tax Abatement Application Form
- Completed and Signed Statement of Benefits Form (SB-1 Form)
- Legal Description and Map Depicting Location of Property
- Site Plan and Elevation Renderings of Real Property Improvements
- Copy of Recent Company Annual Report or Equivalent
- Financial Worksheets 1 and 2
- Summary of Tax and Abatement Projections

### **OVERVIEW OF ABATEMENT PROCESS**

There are two different review processes for applications requesting tax abatement within the City of Greenwood. The location of the subject property determines which process is applicable.

If the subject property is located within a designated Economic Development Area (EDA) the applicant must obtain approval from both the Redevelopment Commission and the Common Council.

If the subject property is not within an EDA the applicant must obtain approval only from the Common Council.

Additionally, if a property is not located within a previously created Economic Revitalization Area (ERA), an additional step will be required for a confirmatory resolution and public hearing.

# TAX ABATEMENT PROCESS OUTLINE FOR PROPERTIES WITHIN AN EDA

### \*Redevelopment Commission and Common Council Approval Required

- 1. Obtain proper application package from City Legal Department.
- 2. Submit original and three (3) copies of completed application packet to City Legal Department at least fifteen (15) days prior to regular monthly meeting of Redevelopment Commission (RDC).
- 3. The Legal Department will promptly distribute completed applications to RDC Commissioners, Common Council members, Mayor, Clerk, and appropriate staff. A cover letter listing the complete meeting schedule will accompany the application packet.
- 4. Applicant shall make its presentation to the RDC on the scheduled meeting date. RDC will make a written recommendation by Resolution on the application to the Common Council. The RDC's recommendation is non-binding on the Common Council.
- 5. Application will be introduced to Common Council as part of a Declaratory Resolution as per attached schedule. Presentations are welcomed at this meeting.
- 7. First reading by Common Council on the Declaratory Resolution and first vote by the Common Council. If the application receives a negative vote on the first reading the application shall be deemed denied. If positive, the application shall be scheduled for second reading.
- 8. Second reading by the Common Council on the Declaratory Resolution. If negative, the application shall be deemed denied. If positive, the application for abatement shall be deemed preliminarily approved. Notice of public hearing shall be published.
- 9. Public hearing shall be held by Common Council on a Confirmatory Resolution. After conclusion of the public hearing the Common Council may act to confirm their approval. If negative, the confirmatory resolution is defeated and the application is denied. If, positive, the confirmatory resolution is adopted and the application approved. Please note: If the property is within an existing ERA (this is different from an EDA) this step is not required.
- \*\*The Common Council may, by a 2/3 vote, suspend the rules through one meeting.
- \*\*The Common Council may, by unanimous vote, suspend the rules through two meetings.

# TAX ABATEMENT PROCESS OUTLINE FOR PROPERTIES OUTSIDE AN EDA

### \*Only Common Council Approval Required

- 1. Obtain proper application package from City Legal Department.
- 2. Submit original and three (3) copies of completed application packet to City Legal Department at least fifteen (15) days prior to regular biweekly meeting of the Common Council.
- 3. The Legal Department will promptly distribute completed applications to Common Council members, Mayor, Clerk, and appropriate staff. A cover letter listing the complete meeting schedule will accompany the application packet.
- 4. Application will be introduced to Common Council as part of a Declaratory Resolution as per attached schedule. Presentations are welcomed at this meeting.
- 5. First reading by Common Council on the Declaratory Resolution and first vote by the Common Council. If the application receives a negative vote on the first reading the application shall be deemed denied. If positive, the application shall be scheduled for second reading.
- 6. Second reading by the Common Council on the Declaratory Resolution. If negative, the application shall be deemed denied. If positive, the application for abatement shall be deemed preliminarily approved. Notice of public hearing shall be published.
- 7. Public hearing shall be held by Common Council on a Confirmatory Resolution. After conclusion of the public hearing the Common Council may act to confirm their approval. If negative, the confirmatory resolution is defeated and the application is denied. If, positive, the confirmatory resolution is adopted and the application approved. Please note: If the property is within an existing ERA (this is different from an EDA) this step is not required.
- \*\*The Common Council may, by a 2/3 vote, suspend the rules through one meeting.
- \*\*The Common Council may, by unanimous vote, suspend the rules through two meetings.

# APPLICATION FOR PROPERTY TAX ABATEMENT CITY OF GREENWOOD

## Organization/Entity Requesting Abatement

Name: FedEx Ground Package System, Inc.								
Address: 1000 FedEx Drive								
City: Moon Township	State: PA	Zip: <u>15108</u>						
Primary Contact: Debbie Dillinger		Title: Executive Advisor - FedEx Serv	/ice					
Phone: 412-859-5089	Email: <u>d</u>	ebbie.dillinger@fedex.com						
Property Owner (if different)								
Name:								
Address:								
City:	State:	Zip:						
Primary Contact:		Title:						
Phone:	Email: _							
<b>Description of Project</b>								
Project Location/Address: s. Gral	ham Road, Greer	nwood, IN						
Parcel Number: Please see attached	parcel list (Attach	ment A) and map.						
Brief Description of Project: Fed	dEx Ground Pack	age System, Inc. (FXG) proposes						
to build and own a new 608,000 SF distribution	ion center on app	roximately 237 acres at the NE corner						
of I-65 and E. Worthsville Road. FXG would create approximately 455 total jobs (80 full-time and								
375 part-time) within 4 years of project comp	letion as a result	of the proposed project.						

Current Zoning of Property: 1-1
Current Assessed Value of Property:
Land: \$1,426,800
Building: \$3,207,500
Inventory: \$0
Equipment: <u>\$0</u>
Brief Company History: The company was founded in 1985 as RPS, then rebranded to FedEx Ground (FXG) in 2000. FXG, which is headquartered in Pittsburgh, PA, provides cost-effective, small-package shipping throughout North America, including dependable business-to-business delivery and convenient residential service.  FXG's workforce of more than 95,000 team members handles more than 7.5 million packages on average each day. FXG operates 36 ground hubs, 31 FedEx SmartPost distribution centers and over 500 pickup/delivery stations in North America.  Project Details
Requested Abatement: 1) Real Property 2) Personal Property 3) Both
4) Vacant Building
Length of Abatement Requested: 10 years
Abatement Schedule Requested: 1) Standard (2) Custom (please attach)
Type of Facility: Distribution Center
Facility Size (Sq. Ft.): Approx. 608,000 Site Size (acres: Approx. 237
Will Real Estate be Leased or Purchased: Purchased
Anticipated Closing Date: January 2018
Projected Construction Start Date: Spring/Summer 2018
Projected Operations Start Date: June 2020

Project will be:	(a) new company	(c)	relocation in Indiana
	(b) new expansion		relocation from out of state
		(d)	
Will project be d	eveloped in stages: (a	) yes	(b) no
1000 1000 1000 1000 1000 1000 1000 100			des the potential for a future expansion on the
			d in this application and has not been approved
			eyond what is contemplated by this application
			eval process, including the evaluation of
	ative project sites.		
What are the pro	jected investments and	obs goal	s?
•	,	J	
Real Estat	e:\$49,000,000 (developer's cost)		
	ents: <u>\$110,000,000</u> (developer's	cost)	
	/Equipment:\$100,000,000	-	
Jobs Retai			
	ed:455 (80 full-time and 375 par	t-time) within	4 years of project completion
			· · · your or project completion
If applicant is a c	corporation:		
What is the	e State of incorporation	Delaware	
	ates is the corporation li-		o do business: All states.
S			
Which approvals	or permits will this pro	ject requ	ire?
(a) Zon	ing change	(e)	Variance
` /	exation	(f)	Special exception
	approval	(g)	Building permit
	elopment plan	(h)	Other
((4))	oropinom pium	(11)	<u> </u>
Will additional n	ublic facilities/infrastru	cture he	required? (1) YES 2) NO
	ase describe and state w		
			<u> </u>
			rfacing, signalization, utilities - electric,
water, sewer, a	and others) are outlined in the atta	ached plan.	
\$ <del>71555 - 1717   1115   115   115   115   1115   115   115</del>			
Duovido mamas	fany nament autaidi	ond/	ffiliated antition
			affiliated entities: FedEx Corporation,
		stom Critical	, FedEx Trade Networks, FedEx Cross
Border, and FedEx Sup	ply Chain.		

Do you have legal counsel: If yes:



2) NO

Firm:Taft Stettinius & Hollister LLP

Contact: Erick Ponader, Partner

Address: One Indiana Square, Suite 3500, Indianapolis, IN 46204

Phone: 317-713-3500; Direct: 317-713-3473

Email: eponader@taftlaw.com

Explain why abatement is necessary for this project: The company is considering many projects across the country and there is significant internal competition for limited capital within the company (both FedEx Ground and FedEx Corporation). Accordingly, FedEx Ground evaluates projects based on projected return-on-investment. The abatement would help improve the proposed project's ROI by offsetting the large capital investment.

### **Summary of Tax and Abatement Projections for Abatement**

**Duration of Abatement: 10 Years** 

I. Current Conditions:	
A. Current Annual Real Estate Taxes:	\$ 652,560
B. Current Annual Personal Property Taxes:	\$ -
C. Combined Total:	\$ 652,560
D. Projected Combined Total:	\$ 652,560
II. Projected Conditions Without Abatement:	
A. Projected Annual Real Estate Taxes:	\$ 36,889,020
B. Projected Annual Personal Property Taxes:	\$ 10,246,950
C. Combined Total:	\$ 47,135,970
D. Projected Combined Total:	\$ 47,135,970
III. Projected Conditions With Abatement:	
A. Projected Real Estate Taxes:	\$ 25,730,091
B. Projected Abatement:	\$ 11,158,929
C. Projected Personal Property Taxes:	\$ 4,116,346
D. Projected Abatement:	\$ 6,130,604
Projected Total	
E. Total Amount Abated:	\$ 17,289,532
F. Total Taxes to be Paid:	\$ 29,846,438

Note: Attached Worksheets

### CONFIDENTIAL, Property of FedEx

### WORKSHEET NO. 1

(Note: If the requested abatement is for other than the standard 10 year schedule, the Worksheet should be modified accordingly.)

ESTIMATED TAX ABATEMENT IMPACT - 10 Years FedEx Ground HUB

Project Name: Location: Current Date:

S. Graham Rd., Greenwood, IN 46143

September 20, 2017

PROPOSED

R.E. Tax Rate \$ 2.9277

Land:

CURRENT
R.E. Tax Rate \$ 2,9277

Bldg(s):

varies	Square Feet
3,207,500	Assessed Value
41,881	Assessed Taxes Paid

236.8 Acres
\$ 49,000,000 Est. Assessed Value
\$ 1,434,573 Est. Annual Taxes

Bldg(s):

\$ 77,000,000 Est. Assessed Value \$ 2,254,329 Est. Annual Taxes

Mfg. Equipt. Investment: Non Mfg. Equipt. Investment:

\$ 100,000,000 \$ -

DUIL DINICE	Yea	<u>ır 1</u>		Year 2		Year 3		Year 4	Year 5	Year 6		Year 7		Year 8		Year 9		Year 10	TOTALS
BUILDINGS Abatement Rate:		80%		80%		000/		700/	2207	159/		2507		2007		1.507		14007	
Abatement Rate.		01/0		6070		80%		70%	55%	45%		35%		25%		15%		10%	
Amount Abated: \$	1.8	803,463	S	1.803.463	5	1,803,463	S	1,578,030	\$ 1.239.881	\$ 1,014,448	5	789.015	5	563,582	5	338,149	5	225.433	\$ 11,158,929
Taxes Dues: \$		150,866	\$	450,866	\$	450,866	S	676,299	\$ 1,014,448	\$ 1,239,881	\$	1,465,314	\$	1,690,747	\$	1,916,180	\$	2,028,896	\$ 11,384,361
Manufacturing Equipment																			
Abatement Rate:		80%		80%		80%		75%	70%	60%		45%		35%		25%		15%	
Amount Abated: \$		936,864	\$	1,311,610	\$	983,707	S	702,648	\$ 614.817	\$ 526,986	5	395,240	\$	307,409	\$	219,578	5	131,747	\$ 6,130,604
Taxes Dues: \$	- 2	234,216	S	327,902	\$	245,927	\$	234,216	\$ 263,493	\$ 351,324	5	483,071	\$	570,902	\$	658,733	5	746,564	\$ 4,116,346

Taxes w/o Abatement
Ten Year Total: \$ 47,135,970 Taxes w/ Abatement

Ten Year Total Paid: Ten Year Total Abatement:

\$ 17,289,532

Other Taxes Increased Taxes on Land After Development: 14,345,730 Taxes on New Non Manufacturing Equipment: Taxes on Inventory:

Ten Year Total Other Taxes:

\$ 14,345,730

### CONFIDENTIAL, Property of FedEx

 $WORKSHEET\ NO.\ 2$  (Note: If the requested abatement is for other than the standard 10 year schedule, the Worksheet should be modified accordingly.)

R.E. Tax Rate \$ <u>2.9277</u>	_						R.E. Tax Rate	ROPOSED 8 2.9277		
\$ 1,426,80	6.8 Acres 0 Assessed Value 5 Assessed Taxes Paid						Land:	\$ 49,000,0	6.8 Acres 00 Est, Assessed V 73 Est, Annual Tar	
\$ 3,207,50	Square Feet O Assessed Value Assessed Taxes Paid						Bldg(s):	\$ 77,000,0	00 Square Feet 00 Est. Assessed V 29 Est. Annual Tar	
							Mfg. Equipt. In Non Mfg. Equi		\$ 100,000,00	
	Year I	Year 2	Year 3	Year 4	Year 5	Year 6 Yea	7 Year 8	Year 9	Year 10	TOTALS
A) Current Land Taxes Paid	\$ 23,375 \$	23,375 \$	23,375 \$	23,375 \$	23,375 \$	23,375 \$	23,375 <b>\$</b> 23,3	75 <b>\$</b> 23,3	75 <b>S</b> 23,3	75 <b>\$</b> 233,750
B) Current Building Taxes Paid	\$ 41,881 \$	41,881 \$	41,881 \$	41,881 \$	41,881 \$	41,881 \$	41,881 \$ 41,8	81 \$ 41,8	81 \$ 41,88	\$1 \$ 418,810
Assessed Value Proposed buildings	\$ 77,000,000 \$	77,000,000 \$	77,000,000 \$		77,000,000 \$	77,000,000 \$ 77,	00,000 \$ 77,000,0	00 \$ 77,000,0	00 \$ 77,000,00	00
C) Est. Taxes on Proposed Buildings	\$ 2,254,329 \$		2,254,329 \$		2,254,329 \$		54,329 \$ 2,254,3			
Abatement Percentage by Year D) Taxes Abated	80%	80%	80%	70%	55%	45%				P%
D) Taxes Abated	\$ 1,803,463 \$	1,803,463 \$	1,803,463 \$	1,578,030 \$	1,239,881 \$	1,014,448 \$	89,015 \$ 563,5	82 \$ 338,1	49 \$ 225,43	3 \$ 11,158,929
Assessed Value Personal Property	\$ 40,000,000 \$		42,000,000 \$	32,000,000 \$	30,000,000 \$	30,000,000 \$ 30,	00,000 \$ 30,000,0	0,000,00	00 \$ 30,000,00	00
C) Est. Taxes on Mfg. Equipt.	\$ 1,171,080 \$		1,229,634 \$		878,310 \$				10 \$ 878,3	
Abatement Percentage by Year	80%	80%	80%	75%	70%	60%				5%
D) Taxes Abated	\$ 936,864 \$	1,311,610 \$	983,707 \$	702,648 \$	614,817 \$	526,986 \$	95,240 \$ 307,4	09 \$ 219,5	78 \$ 131,74	17 \$ 6,130,604
E) Est. Property Taxes on Developed Land	\$ 1,434,573 \$	1,434,573 \$	1,434,573 \$	1,434,573 \$	1,434,573 \$	1,434,573 \$ 1,	34,573 \$ 1,434,5	73 \$ 1,434,5	73 \$ 1,434,5	73 \$ 14,345,730
E) Est. Taxes on New Non Mfg. Equipt.	s - s	- \$	- \$	- 5	- 5	- S	· s ·	\$ -	s .	\$ -
E) Est. Taxes on Inventory	s - s	- \$	- \$	· \$	- \$	- S	- \$	\$ -	\$ -	\$ -
F) Taxes on Existing Personal Property	s - s	· \$	. s	. s	. \$	- s	. \$ .	s .	s .	s -
X) CURRENT TAXES (A+B+F)	\$ 65,256 \$	65,256 \$	65,256 <b>\$</b>	65,256 <b>\$</b>	65,256 \$	65,256 \$	65,256 <b>\$</b> 65,2	56 <b>\$</b> 65,2	56 \$ 65,2	66 \$ 652,560
Y) EST. TAXES <u>WITHOUT</u> ABATEMENT (B+C's+E's+F) <sup>1</sup>	\$ 4,859,982 \$	5,328,414 \$	4,918,536 \$	4,625,766 \$	4,567,212 \$	4,567,212 <b>\$</b> 4,	67,212 \$ 4,567,2	12 \$ 4,567,2	12 \$ 4,567,2	\$ 47,135,970
Z) EST. TAXES <u>WITH</u> ABATEMENT (Y-Ds)	\$ 2,119,655 \$	2,213,341 \$	2,131,366 \$	2,345,088 \$	2,712,514 \$	3,025,778 <b>\$</b> 3,	82,957 \$ 3,696,2	21 \$ 4,009,4	85 <b>\$</b> 4,210,0	33 \$ 29,846,438

<sup>(1)</sup> Projections of estimated taxes without abatement exclude the current real property taxes paid on existing buildings, as the buildings would be demolished as part of the project.

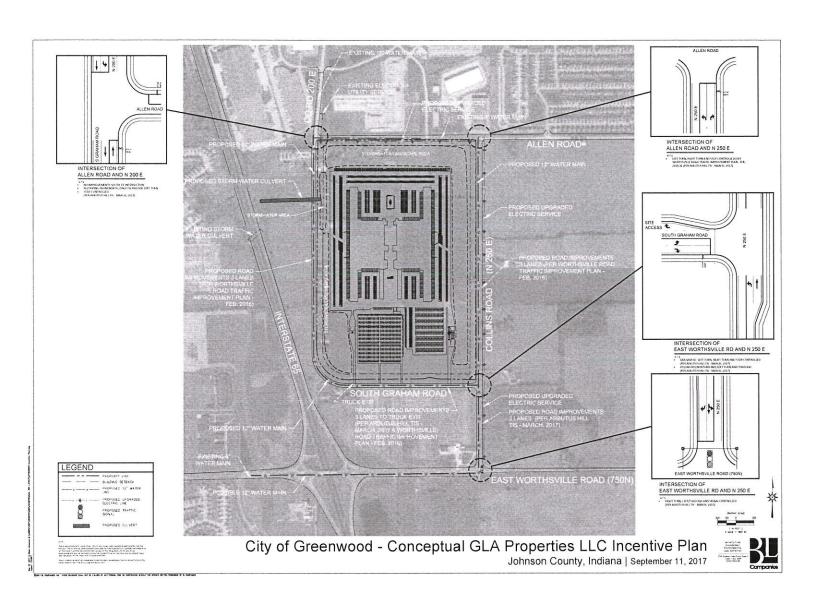
I hereby certify, under penalties of perjury, that the information and representations made in this application and the attached supporting documents are true and accurate statements.

	Signature of Applicant	ANN KIMBERLY W BARK ASSISTANT TREASURER
Commonwealth of Pennsylvania )	SS:	Approved Legal Department
County of Allegheny )	55.	<u></u>
Subscribed and sworn to before n COMMONWEALTH OF PENNSYLVANIA  NOTARIAL SEAL Samantha L. Stewart, Notary Public Perry Twp., Lawrence County My Commission Expires Oct. 28, 2018	Signature of Notary	, 20 <u>17</u> .
County of Residence:	Samantha Ste Notary Public's Name (1	
My Commission Expires:		
October 28,2018		

ATTACHMENT A FXG Indy HUB Parcel Data

						Current RE	Current RE	<b>Current RE Taxes</b>
No.	Parcel#	Acres	Land Value	Bldg Value	Total Value	Taxes on Land	Taxes on Bldg.	Total
	1 41-05-11-021-003.002-052	37.754	\$159,200	\$375,600	\$534,800	\$2,375	\$5,602	\$7,977
	2 41-05-02-034-019.000-052	52.000	\$139,000	\$100,100	\$239,100	\$2,780	\$2,002	\$4,782
	3 41-05-02-031-028.002-030	0.577	\$1,500	\$0	\$1,500	\$30	\$0	\$30
	4 41-05-02-024-028.000-060	10.175	\$23,000	\$0	\$23,000	\$446	\$0	\$446
	5 41-05-02-024-027.000-060	5.825	\$59,400	\$133,900	\$193,300	\$824	\$1,858	\$2,682
	6 41-05-02-024-028.001-030	13.423	\$30,700	\$0	\$30,700	\$614	\$0	\$614
	7 41-05-02-023-026.000-060	0.851	\$26,900	\$93,100	\$120,000	\$225	\$779	\$1,004
	8 41-05-02-023-025.000-060	0.851	\$26,900	\$90,200	\$117,100	\$271	\$909	\$1,180
	9 41-05-02-023-024.000-060	0.851	\$26,900	\$105,200	\$132,100	\$189	\$740	\$929
	10 41-05-02-023-023.000-060	0.851	\$26,900	\$113,000	\$139,900	\$272	\$1,144	\$1,417
	11 41-05-02-023-022.000-060	0.851	\$26,900	\$113,600	\$140,500	\$271	\$1,143	\$1,414
	12 41-05-02-023-021.000-060	0.851	\$26,900	\$107,300	\$134,200	\$271	\$1,080	\$1,351
	13 41-05-02-023-020.000-060	0.851	\$26,900	\$116,200	\$143,100	\$271	\$1,169	\$1,440
	14 41-05-02-023-008.000-060	1.000	\$28,000	\$98,600	\$126,600	\$324	\$1,140	\$1,464
	15 41-05-02-023-007.000-060	0.330	\$4,300	\$0	\$4,300	\$118	\$0	\$118
	16 41-05-02-023-006.000-060	1.000	\$28,000	\$98,700	\$126,700	\$350	\$1,233	\$1,583
	17 41-05-02-023-005.000-060	1.000	\$28,000	\$52,400	\$80,400	\$226	\$423	\$648
	18 41-05-02-023-009.000-060	0.320	\$16,200	\$63,800	\$80,000	\$325	\$1,279	\$1,604
	19 41-05-02-023-010.001-060	0.140	\$1,800	\$0	\$1,800	\$50	\$0	\$50
	20 41-05-02-023-010.000-060	0.510	\$114,000	\$33,600	\$147,600	\$3,141	\$926	\$4,067
	21 41-05-02-032-011.000-060	3.140	\$55,800	\$86,400	\$142,200	\$1,216	\$1,884	\$3,100
	22 41-05-02-032-012.000-060	13.280	\$56,000	\$187,300	\$243,300	\$626	\$2,095	\$2,722
	23 41-05-02-032-013.003-060	10.182	\$25,500	\$0	\$25,500	\$510	\$0	\$510
	24 41-05-02-032-013.001-060	0.847	\$26,800	\$129,700	\$156,500	\$268	\$1,297	\$1,565
	25 41-05-02-032-013.002-060	0.606	\$24,100	\$146,500	\$170,600	\$482	\$2,930	\$3,412
	26 41-05-02-032-013.005-060	0.144	\$1,900	\$0	\$1,900	\$52	\$0	\$52
	27 41-05-02-032-013.000-060	0.620	\$24,500	\$84,700	\$109,200	\$491	\$1,697	\$2,188
	28 41-05-02-032-014.000-060	5.000	\$80,000	\$107,700	\$187,700	\$1,405	\$1,891	\$3,295
	29 41-05-02-033-015.000-060	34.620	\$73,300	\$0	\$73,300	\$1,466	\$0	\$1,466
	30 41-05-02-033-016.001-060	0.700	\$25,900	\$97,700	\$123,600	\$263	\$991	\$1,254
	31 41-05-02-033-017.000-061	0.968	\$27,700	\$151,600	\$179,300	\$277	\$1,516	\$1,793
	32 41-05-02-033-018.000-060	0.694	\$26,000	\$176,200	\$202,200	\$268	\$1,817	\$2,085
	33 41-05-02-033-018.001-060	1.008	\$28,100	\$150,300	\$178,400	\$334	\$1,787	\$2,121
	34 41-05-11-022-005.001-060	2.000	\$30,100	\$159,400	\$189,500	\$350	\$1,855	\$2,206
	35 41-05-11-022-005.000-060	32.989	\$99,700	\$34,700	\$134,400	\$1,994	\$694	\$2,688
	Total	236.809	\$1,426,800	\$3,207,500	\$4,634,300	\$23,375	\$41,881	\$65,256

Note: The total acres identified in this list may vary slightly from the ALTA map due to reconfiguration/consolidation of the new site.







### STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

☑ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4) Residentially distressed area (IC 6-1.1-12.1-4.1)

Prescribed by the Department of Local Government Finance

### FORM SB-1 / Real Property PRIVACY NOTICE

20 17 PAY 20 18

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

### INSTRUCTIONS:

- 1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1		TAXPAYER	INFORMATION	Maria Maria					
Name of taxpayer  Fod Ex Cround Backage System Inc.									
FedEx Ground Package System, Inc.  Address of taxpayer (number and street, city, state, and ZIP code)									
1000 FedEx Drive, Moon Township, PA 15108									
Name of contact person			Telephone number		E-mail address				
	Executive Advi	isor - FedEx Services	(412)859-5089		debbie.di	illinger@fedex.com			
SECTION 2 Name of designating body		LOCATION AND DESCRIP	TION OF PROPOSED P	ROJECT					
City of Greenwood	d				Resolution nur	mber			
Location of property	<u> </u>		County		DLGF taxing d	listrict number			
S. Graham Road			Johnson		DEGI TUXING U	istrict number			
		ment, or rehabilitation (use additiona	al sheets if necessary)		Estimated star	t date (month, day, year)			
FedEx Ground will const	ruct a new 608,000 S	F distribution center facility on a	approximately 250 acres	at the	01/01/20				
(80 full-time and 375 par	and E. Worthsville Ro t-time) within 4 years	ad in Greenwood, IN. The proje of facility completion.	ect will create 455 total pe	rmanent jobs	Estimated com 06/30/20	pletion date ( <i>month, day, year</i> )			
SECTION 3	ESTIMAT	E OF EMPLOYEES AND SALA	ARIES AS RESULT OF P	ROPOSED PR	OJECT				
Current number 0.00	Salaries	Number retained	Salaries	Number add		Salaries			
	\$0.00	0.00	\$0.00	455.00	NAME OF THE PARTY	\$9,638,720.00			
SECTION 4		ESTIMATED TOTAL COST AN		AND SANSAGE SA					
			COST	EAL ESTATE I	T				
Current values			0051		ASS	SESSED VALUE			
Plus estimated values	of proposed project			110,000,000.00					
Less values of any pro	perty being replaced								
Net estimated values u				110,000,000.00					
SECTION 5	WAS	STE CONVERTED AND OTHE	R BENEFITS PROMISE	BY THE TAXE	AYER				
Estimated solid waste	converted (pounds) _	0.00	Estimated hazardous waste converted (pounds) 0.00						
Other benefits									
SECTION 6		TAXPAYER C	ERTIFICATION						
I hereby certify that t	he representations	in this statement are true.							
Signature of authorized repre	sentative /				Date signed (n	nonth, day, year)			
Kumbeyan F	San				9/21	0/17			
Printed name of authorized re			Title	25 25.4 25.2 25.2		( )			
KIMBERLY W BAK	212		ASSIST	FANT TREA		1 400.0.00			
1		Page	1 of 2		L	egal Department			

Statement of the last	TOROSEOFINE	DESIGNATING BODY							
We fir under	nd that the applicant meets the general standards in the resolution add IC 6-1.1-12.1, provides for the following limitations:	pted or to be adopted by this body. S	said resolution, passed or to be passed						
A.	The designated area has been limited to a period of time not to exceed calendar years* (see below). The date this designation expires is								
В.	The type of deduction that is allowed in the designated area is limited to:  Redevelopment or rehabilitation of real estate improvements								
C.	The amount of the deduction applicable is limited to \$								
D.	D. Other limitations or conditions (specify)								
E.	Number of years allowed: Year 1 Year 2 Year 6 Year 7	☐ Year 3 ☐ Year 4 ☐ Year 8 ☐ Year 9	Year 5 (* see below) Year 10						
We ha	F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  Yes No If yes, attach a copy of the abatement schedule to this form. If no, the designating body is required to establish an abatement schedule before the deduction can be determined.  We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.								
	(signature and title of authorized member of designating body)	Telephone number	Date signed (month, day, year)						
		( )							
Printed na	ame of authorized member of designating body	Name of designating body							
Attested b	y (signature and title of attester)	Printed name of attester							
* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.  A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)  B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)									
Abate Sec. 1	ment schedules 7. (a) A designating body may provide to a business that is established at 4 or 4.5 of this chapter an abatement schedule based on the followin  (1) The total amount of the taxpayer's investment in rea  (2) The number of new full-time equivalent jobs created  (3) The average wage of the new employees compared  (4) The infrastructure requirements for the taxpayer's in  (b) This subsection applies to a statement of benefits approved aft for each deduction allowed under this chapter. An abatement sthe deduction. An abatement schedule may not exceed ten (10)  (c) An abatement schedule approved for a particular taxpayer before the terms of the resolution approving the taxpayer's statement of the statement of the resolution approving the taxpayer's statem	ig factors: I and personal property. I to the state minimum wage. vestment. er June 30, 2013. A designating body schedule must specify the percentage by years. ore July 1, 2013, remains in effect unt	y shall establish an abatement schedule amount of the deduction for each year of						

### FORM SB-1/PP



State Form 51764 (R4 / 11-15)
Prescribed by the Department of Local Government Finance

### **PRIVACY NOTICE**

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

### INSTRUCTIONS

- 1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
- 2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
- 3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
- 4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed.
   For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1			TAXPAYER	INFORMATIO	NC				
Name of taxpayer									
FedEx Ground Package System, Inc.  Debbie Dillinger, Executive Advisor - FedEx Services									
Address of taxpayer (number and street, city, state, and ZIP code)  Telephone number									
1000 FedEx Drive, Moon Township, PA 15108 ( 412 ) 859-5089									
SECTION 2	LO	CATION AN	ID DESCRIPTI	ON OF PRO	POSED PRO	JECT			
Name of designating body							Resolution num	nber (s)	
City of Greenwood									
Location of property				Count	у		DLGF taxing di	strict nu	mber
S. Graham Road					Johnso	n			
Description of manufactur and/or logistical distribution	ring equipment and/or res	earch and d	levelopment eq	uipment				ESTIM	IATED
(Use additional sheets if n	necessary.)		100 A				START DA	TE	COMPLETION DAT
FedEx Ground will pur	rchase and install logis	tical distrib	ution equipm	ent at the	Manufacturin	g Equipment			
project site that include					R & D Equip	ment			
to operate the new dis					Tr G D Equip		***		
permanent jobs (80 full completion.	ll-time and 375 part-tim	ne) within 4	years of faci	lity	Logist Dist E	quipment	04/15/20	19	06/30/2020
completion.					IT Equipmen	t			
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT									
Current number	Salaries		retained O	Salaries	Zerosto (desta de la colonida de la	Name and Address of the Party o	Number additional Salaries		
0	0		0	455			\$9,638,720		
SECTION 4	ESTIM	ATED TOTA	AL COST AND	VALUE OF F	PROPOSED P	ROJECT			
SECTION 4  NOTE: Pursuant to IC 6-1		MANUFA	CTURING	The Annual Williams	PROPOSED P	LOGIS			EQUIPMENT
The second secon	1.1-12.1-5.1 (d) (2) the	MANUFA	The same of the sa	The Annual Williams					EQUIPMENT
NOTE: Pursuant to IC 6-1	1.1-12.1-5.1 (d) (2) the	MANUFA EQUI	ACTURING PMENT ASSESSED	R & D EQ	UIPMENT ASSESSED	LOGIS EQUIP	MENT ASSESSED	ĺΤ	EQUIPMENT  ASSESSEI
NOTE: Pursuant to IC 6-7	1.1-12.1-5.1 (d) (2) the confidential.	MANUFA EQUI	ACTURING PMENT ASSESSED	R & D EQ	UIPMENT ASSESSED	LOGIS EQUIP COST	MENT ASSESSED	ĺΤ	EQUIPMENT  ASSESSEI
NOTE: Pursuant to IC 6-COST of the property is concurrent values	1.1-12.1-5.1 (d) (2) the confidential.	MANUFA EQUI	ACTURING PMENT ASSESSED	R & D EQ	UIPMENT ASSESSED	LOGIS EQUIP COST 0	MENT ASSESSED	ĺΤ	EQUIPMENT  ASSESSEI
NOTE: Pursuant to IC 6-COST of the property is concurrent values  Plus estimated values of property is concurrent.	1.1-12.1-5.1 (d) (2) the confidential.  proposed project rty being replaced	MANUFA EQUI	ACTURING PMENT ASSESSED	R & D EQ	UIPMENT ASSESSED	LOGIS EQUIP COST 0 100,000,000	MENT ASSESSED	ĺΤ	EQUIPMENT  ASSESSEI
NOTE: Pursuant to IC 6- COST of the property is c Current values Plus estimated values of p Less values of any proper	1.1-12.1-5.1 (d) (2) the confidential.  proposed project rty being replaced n completion of project	MANUFA EQUII COST	ACTURING PMENT ASSESSED	R & D EQ	ASSESSED VALUE	COST 0 100,000,000 0 100,000,000	MENT ASSESSED VALUE	ĺΤ	EQUIPMENT  ASSESSEI
NOTE: Pursuant to IC 6- COST of the property is c Current values Plus estimated values of p Less values of any proper Net estimated values upon	1.1-12.1-5.1 (d) (2) the confidential.  proposed project rty being replaced n completion of project WASTE CON	MANUFA EQUII COST	ACTURING PMENT ASSESSED VALUE	R & D EQ COST	ASSESSED VALUE	COST 0 100,000,000 0 100,000,000	MENT ASSESSED VALUE	ĺΤ	EQUIPMENT  ASSESSEI
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NOTE: Pursuant to IC 6-COST of the property is concurrent values  Plus estimated values of pursuant concurrent values  Less values of any proper of the estimated values upon the stimated values upon the stimated solid waste corrections.	1.1-12.1-5.1 (d) (2) the confidential.  proposed project rty being replaced n completion of project WASTE CON	MANUFA EQUII COST	ACTURING PMENT ASSESSED VALUE	R & D EQ COST	ASSESSED VALUE	COST 0 100,000,000 0 100,000,000	MENT ASSESSED VALUE	ĺΤ	EQUIPMENT ST ASSESSE VALUE
NOTE: Pursuant to IC 6-COST of the property is concurrent values  Plus estimated values of pursuant concurrent values  Less values of any proper of the estimated values upon the stimated values upon the stimated solid waste corrections.	1.1-12.1-5.1 (d) (2) the confidential.  proposed project rty being replaced n completion of project WASTE CON	MANUFA EQUII COST	ACTURING PMENT ASSESSED VALUE	R & D EQ COST	ASSESSED VALUE	COST 0 100,000,000 0 100,000,000	MENT ASSESSED VALUE	ĺΤ	EQUIPMENT ST ASSESSE VALUE
NOTE: Pursuant to IC 6-COST of the property is concurrent values  Plus estimated values of plus estimated values upon the estimated values upon the estimated solid waste corrupted to the concurrence of the penefits:  SECTION 6	n.1-12.1-5.1 (d) (2) the confidential.  proposed project rty being replaced n completion of project  WASTE CON	MANUFA EQUII COST VERTED A 0	ACTURING PMENT  ASSESSED VALUE  ND OTHER BE	R & D EQ COST  ENEFITS PRO Estimated h	ASSESSED VALUE  OMISED BY Tazardous was	COST 0 100,000,000 0 100,000,000	MENT ASSESSED VALUE	ĺΤ	EQUIPMENT ST ASSESSE VALUE
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NOTE: Pursuant to IC 6-COST of the property is concurrent values  Plus estimated values of plus estimated values upon the estimated values upon the estimated solid waste corrupted to the concurrence of the penefits:  SECTION 6	n.1-12.1-5.1 (d) (2) the confidential.  proposed project rty being replaced n completion of project  WASTE CON Inverted (pounds)	MANUFA EQUII COST VERTED A 0	ACTURING PMENT  ASSESSED VALUE  ND OTHER BE	R & D EQ COST  ENEFITS PRO Estimated h	ASSESSED VALUE  OMISED BY Tazardous was	COST  0 100,000,000 0 100,000,000 HE TAXPAYE te converted (	MENT ASSESSED VALUE	CO	EQUIPMENT ST ASSESSE VALUE  0
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NOTE: Pursuant to IC 6-COST of the property is concurrent values  Plus estimated values of plus estimated values upon the stimated values upon the stimated values upon the stimated solid waste corrudate of the penefits:  SECTION 6  I hereby certify that the resignature of authorized representations.	n.1-12.1-5.1 (d) (2) the confidential.  proposed project rty being replaced n completion of project  WASTE CON niverted (pounds)  expresentations in this state sentative	MANUFA EQUII COST VERTED A 0	ACTURING PMENT  ASSESSED VALUE  ND OTHER BE	R & D EQ COST  ENEFITS PRO Estimated h	ASSESSED VALUE  OMISED BY Tazardous was	COST 0 100,000,000 0 100,000,000 HE TAXPAYE te converted (	MENT ASSESSED VALUE  IR pounds) e signed (month	h, day, y	EQUIPMENT ST ASSESSE VALUE  0

fge.

FOR USE OF THE	DESIGNATING BODY							
We have reviewed our prior actions relating to the designation of this eco adopted in the resolution previously approved by this body. Said resol authorized under IC 6-1.1-12.1-2.	nomic revitalization area and find that the applicant meets the general standards lution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as							
A. The designated area has been limited to a period of time not to exceed is NOTE: This question address.	d calendar years * (see below). The date this designation expires esses whether the resolution contains an expiration date for the designated area.							
B. The type of deduction that is allowed in the designated area is limited to 1. Installation of new manufacturing equipment;     Installation of new research and development equipment;     Installation of new logistical distribution equipment.     Installation of new information technology equipment;	O:  Yes No Enhanced Abatement per IC 6-1.1-12.1-18 Check box if an enhanced abatement was approved for one or more of these types. Yes No							
C. The amount of deduction applicable to new manufacturing equipment is  \$ (One or both lines may be filled out to esta	s limited to \$ cost with an assessed value of ablish a limit, if desired.)							
D. The amount of deduction applicable to new research and development  \$ (One or both lines may be filled out to esta	equipment is limited to \$ cost with an assessed value of ablish a limit, if desired.)							
E. The amount of deduction applicable to new logistical distribution equipr  \$ (One or both lines may be filled out to esta	nent is limited to \$ cost with an assessed value of ablish a limit, if desired.)							
F. The amount of deduction applicable to new information technology equipment is limited to \$ cost with an assessed value of \$ (One or both lines may be filled out to establish a limit, if desired.)								
G. Other limitations or conditions (specify)								
	and development equipment and/or new logistical distribution equipment and/or							
☐ Year 1       ☐ Year 2       ☐ Year 3       ☐ Year 4         ☐ Year 6       ☐ Year 7       ☐ Year 8       ☐ Year 9	☐ Year 5 ☐ Enhanced Abatement per IC 6-1.1-12.1-18 Number of years approved: ☐ (Enter one to twenty (1-20) years; may not exceed twenty (20) years.)							
<ol> <li>For a Statement of Benefits approved after June 30, 2013, did this design If yes, attach a copy of the abatement schedule to this form.</li> <li>If no, the designating body is required to establish an abatement schedule</li> </ol>	nating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No e before the deduction can be determined.							
Also we have reviewed the information contained in the statement of benef determined that the totality of benefits is sufficient to justify the deduction d	fits and find that the estimates and expectations are reasonable and have escribed above.							
Approved by: (signature and title of authorized member of designating body)	Telephone number  ( ) Date signed (month, day, year)							
Printed name of authorized member of designating body	Name of designating body							
Attested by: (signature and title of attester)	Printed name of attester							
* If the designating body limits the time period during which an area is an ed taxpayer is entitled to receive a deduction to a number of years that is les	conomic revitalization area, that limitation does not limit the length of time a s than the number of years designated under IC 6-1,1-12,1-17.							

### IC 6-1.1-12.1-17

### Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.